

**7125 W JEFFERSON
LAKWOOD 80235**



LEASING SPECIFICATIONS

MAP

- LEASE RATE:** SEE PAGE 2
- LEASE TERM:** 3YR MINIMUM
- STORIES:** 4
- PARKING:** 4.71/1000
- YEAR BUILT:** 1981
- ELEVATOR:** YES - 3
- BUILDING AREA:** 99,992 SF
- ACCESS:** WADSWORTH & HAMPDEN



PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO I-70



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING

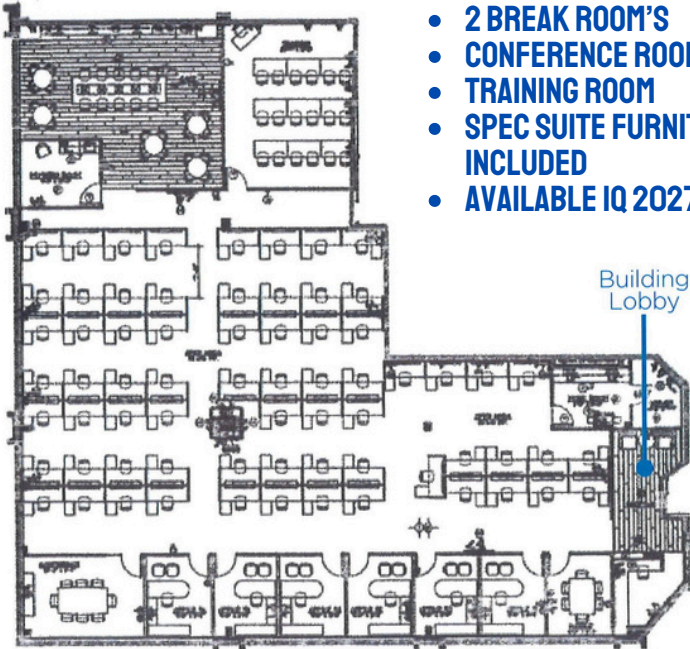


READY TO RENT CONDITION



SUITE 110 = 7,183 RSF

- 7 PRIVATES ON GLASS
- 2 BREAK ROOM'S
- CONFERENCE ROOM
- TRAINING ROOM
- SPEC SUITE FURNITURE INCLUDED
- AVAILABLE IQ 2027

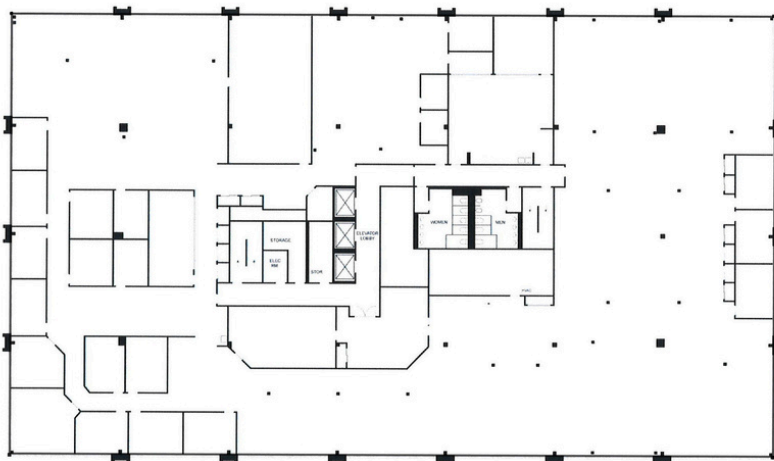


AS-IS CONDITION

3 YEARS	\$15/SF FSG
5 YEARS	\$13/SF FSG
10 YEARS	\$10/SF FSG

CARPET & PAINT & MINOR TI

3 YEARS	\$17/SF FSG
5 YEARS	\$15/SF FSG
10 YEARS	\$13/SF FSG



SUITE 200 = 25,651 RSF

- FULL FLOOR OPPORTUNITY
- BREAK ROOM
- CONFERENCE ROOM
- BULLPEN AREA

PERMITTED CONSTRUCTION

3 YEARS	\$21/SF FSG
5 YEARS	\$21/SF FSG
10 YEARS	\$21/SF FSG